

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58843
Petitioner: ARAPARK, LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 2073-20-3-11-002+6

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$3,490,938
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 30th day of October 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller



 STIPULATION (As To Tax Year 2011 Actual Value)

ARAPARK, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as VACANT LAND and described as follows: 15735 E. Arapahoe Road, 15795 E. Arapahoe Road, 6445 S. Parker Road, 6583 S. Parker Road, 6553 S. Parker Road, 6523 S. Parker Road and 15725 E. Arapahoe Road; County Schedule Numbers: 2073-20-3-11-002, 2073-20-3-11-004, 2073-20-3-11-005, 2073-20-3-11-006, 2073-20-3-11-007, 2073-20-3-12-003 and 2073-20-3-12-004.

A brief narrative as to why the reduction was made: Analyzed market information and developers discount.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-002		(NO CHANGE)	
Land	\$288,590	Land	\$288,590
Improvements		Improvements	
Personal		Personal	
Total	<u>\$288,590</u>	Total	<u>\$288,590</u>
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-004		(NO CHANGE)	
Land	\$568,860	Land	\$568,860
Improvements		Improvements	
Personal		Personal	
Total	<u>\$568,860</u>	Total	<u>\$568,860</u>
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-005		(NO CHANGE)	
Land	\$612,267	Land	\$612,267
Improvements		Improvements	
Personal		Personal	
Total	<u>\$612,267</u>	Total	<u>\$612,267</u>

ORIGINAL VALUE.

2073-20-3-11-006

Land	\$319,288
Improvements	
Personal	
Total	<u>\$319,288</u>

**NEW VALUE
(NO CHANGE)**

Land	\$319,288
Improvements	
Personal	
Total	<u>\$319,288</u>

ORIGINAL VALUE

2073-20-3-11-007

Land	\$339,033
Improvements	
Personal	
Total	<u>\$339,033</u>

**NEW VALUE
(NO CHANGE)**

Land	\$339,033
Improvements	
Personal	
Total	<u>\$339,033</u>

ORIGINAL VALUE

2073-20-3-12-003

Land	\$262,900
Improvements	
Personal	
Total	<u>\$262,900</u>

**NEW VALUE
(NO CHANGE)**

Land	\$262,900
Improvements	
Personal	
Total	<u>\$262,900</u>

ORIGINAL VALUE

2073-20-3-12-004

Land	\$1,293,258
Improvements	
Personal	
Total	<u>\$1,293,258</u>

**NEW VALUE
(2011)**

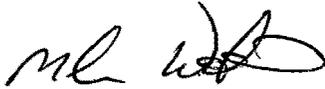
Land	\$1,100,000
Improvements	
Personal	
Total	<u>\$1,100,000</u>

Total \$3,684,196

\$3,490,938

The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 27TH day of SEPTEMBER 2012.

Mike Walter
1st Net Real Estate Services, Inc.
3333 S. Wadsworth Blvd., #200
Lakewood, CO 80227
~~(303) 290-6600~~
720-962-5750



Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639



Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
(303) 795-4600